086.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	741,900	/	741,900
USE VALUE:	741,900	/	741,900
ASSESSED:	741,900	/	741,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158	-160	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEURA KENNETH C
Owner 2:	
Owner 3:	
Street 1:	93 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEURA ELIZABETH R -
Owner 2:	-
Street 1:	93 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1960, having primarily Vinyl Exterior and 2304 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	321,700	200	420,000	741,900
Total Card	0.138	321,700	200	420,000	741,900
Total Parcel	0.138	321,700	200	420,000	741,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.01 | /Parcel: 322.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54185
GIS Ref	
GIS Ref	
Insp Date	03/24/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0004.0

!6990!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	321,700	200	6,000.	420,000	741,900		Year end	12/23/2021
2021	104	FV	306,500	200	6,000.	420,000	726,700		Year End Roll	12/10/2020
2020	104	FV	306,500	200	6,000.	420,000	726,700	726,700	Year End Roll	12/18/2019
2019	104	FV	248,000	300	6,000.	414,000	662,300	662,300	Year End Roll	1/3/2019
2018	104	FV	248,000	300	6,000.	318,000	566,300	566,300	Year End Roll	12/20/2017
2017	104	FV	232,600	300	6,000.	300,000	532,900	532,900	Year End Roll	1/3/2017
2016	104	FV	232,600	300	6,000.	276,000	508,900	508,900	Year End	1/4/2016
2015	104	FV	194,000	300	6,000.	258,000	452,300	452,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:49:52

LAST REV

Date	Time
06/02/17	10:56:10
ekelly	

USER DEFINED

Prior Id # 1:	54185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6990

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEURA ELIZABETH	67805-241		8/15/2016	Convenience	1	No	No		
PEURA KENNETH C	55311-120		9/3/2010	Convenience	99	No	No		
BRUM MARIA V	36141-336		8/12/2002		393,800	No	No		
	12533-430		10/3/1973		48,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1233	Addition	32,500		8/27/2015			Rear addition and
8/27/2015	1232	Addition	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
3/24/2009	Measured	197	PATRIOT
11/14/2002	MLS	HC	Helen Chinal
3/2/2000	Inspected	270	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10572910
Const Adj.:	0.96184266
Adj $ / SQ:	180.801
Other Features:	101500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466260
Depreciation:	144541
Depreciated Total:	321719

COMMENTS

NO BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

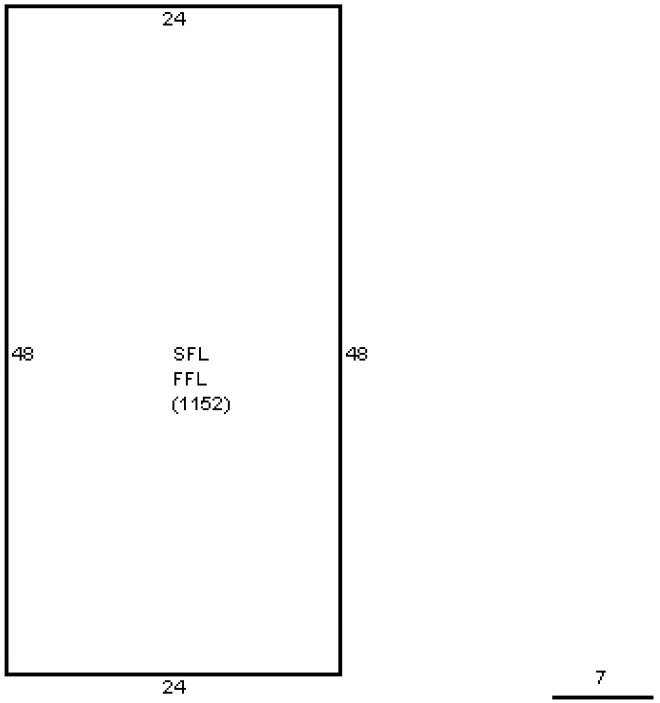
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.72
Special Features:	0	Val/Su Net:	139.63
Final Total:	321700	Val/Su SzAd	139.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	180.800	208,283
SFL	Second Floor	1,152	180.800	208,283

Net Sketched Area:	2,304			Total:	416,566
Size Ad	2304	Gross Area	2304	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A1	METAL SHD	D	Y	1	10x10	A	AV	1970	4.00	T	39.2	104			200			200
1	Metal Shed	D	Y	1	8X10	A	FR	1970	0.00	T	49	104						

More:	N	Total Yard Items:	200	Total Special Featues:	
				Total:	200

PARCEL ID

086.0-0001-0004.0

IMAGE

AssessPro Patriot Properties, Inc